

Council/Agency Meeting Held: _____		City Clerk's Signature _____
Deferred/Continued to: _____		
<input type="checkbox"/> Approved <input type="checkbox"/> Conditionally Approved <input type="checkbox"/> Denied		
Council Meeting Date: March 7, 2005	Department ID Number: ED 05-04	

CITY OF HUNTINGTON BEACH REQUEST FOR COUNCIL ACTION

SUBMITTED TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS
SUBMITTED BY: *Penelope Culbreth Graft*
 PENELOPE CULBRETH-GRAFT, DPA, CITY ADMINISTRATOR
PREPARED BY: DAVID C. BIGGS, Director of Economic Development *DCB*
SUBJECT: Receive and File the 2004 Mobile Home Advisory Board Annual Summary Report

RECEIVED
 CITY CLERK
 CITY OF
 HUNTINGTON BEACH, CA
 2005 FEB 22 12:21

Statement of Issue, Funding Source, Recommended Action, Alternative Action(s), Analysis, Environmental Status, Attachment(s)

Statement of Issue: Section 4 of the Bylaws of the Huntington Beach Mobile Home Advisory Board (MHAB) states that the board shall report to the City Council on its activities, including the number of meetings held, attendance, and issues addressed. Attached for Council review is the report for 2004 along with meeting notes for each MHAB meeting during this period.

Funding Source: Not Applicable

Recommended Action: Motion to:

Receive and File the Mobile Home Advisory Board 2004 Summary Report.

Alternative Action(s): Not Applicable

Analysis: The Mobile Home Advisory Board (MHAB) is an advisory body to the City Council that works to ensure the quality of life in Huntington Beach mobile home parks. The MHAB addresses issues that affect the City's 18 mobile home communities by providing a forum for communication among mobile home residents, park owners, and the City Council. Such issues range from the City's mobile home park conversion ordinance to sewer fees. From time to time, the board works to mediate certain disputes that arise between landlords and tenants.

As required by the Bylaws of the MHAB, which were approved by the Council in June 1996, the board herein submits for Council review its 2004 Summary Report describing the board's activities, including the number of meetings held, attendance, and issues addressed. The MHAB Bylaws are provided as Attachment 1; the MHAB 2004 Summary Report is provided as Attachment 2.

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REQUEST FOR COUNCIL ACTION

MEETING DATE: March 7, 2005

DEPARTMENT ID NUMBER: ED 04-10

Environmental Status: Not Applicable

Attachment(s):

City Clerk's Page Number	No.	Description
3 6	1	MHAB Bylaws
	2	2004 MHAB Summary Report

RCA Author: KING (8831)

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**Mobile Home Advisory Board
Bylaws**

ATTACHMENT #1

E-2.3

BYLAWS

HUNTINGTON BEACH MOBILE HOME ADVISORY BOARD

ARTICLE I: MEETINGS

Section 1. Board Meetings

1. Regular meetings shall be held on the forth (4th) Monday of each month at [time] and [place].
2. Special Board meetings may be convened by the Chair or by written request by three (3) or more of the members of the Board.

Section 2. Officers

The officers of the Mobile Home Advisory Board are the Chair and Chair Elect. The officers shall be selected from the three independent members of the for a one year term. Once officers are elected, after the first year, the Chair Elect shall rotate to Chair, and a new Chair Elect shall be elected

Section 3. Duties

1. Chair:
The Chair shall preside at all meeting and serve as the official spokesperson of the Board and carry out the decisions of the Board.
2. Chair Elect:
The Chair Elect shall assume all duties of the Chair in any absence of the Chair or until any vacancy in that office is filled.
3. Chair Pro-Tempore:
Chair Pro-Tempore shall be elected by ballot (for that meeting only), in the event of absence of the Chair, Chair Elect, and the third independent member.

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Section 4. Annual Report

The Board shall prepare a report annually for the City Council for review. The report shall include, but not be limited to the following information:

- Number of meetings held
- Board member attendance
- Staff support and involvement
- Number of written complaints by citizens and/or request for Board assistance
- Action and activities
- Review expenses incurred and any recommended budget allocation request for the following year.

Section 5. Meeting Procedures

1. Minutes (written and audio) shall be kept of all Board meetings by city staff and approved by the Board.
2. Public comments shall be heard at the beginning of each Board meeting. Each public comment shall be allotted a maximum of five (5) minutes.

Section 6. Representation

No Board member shall act in an official capacity as a representative of the Board unless directed to do so by a majority vote of all member of the Board. Only authorized business cards shall be issued to or used by Board members.

Robert H. Bauer
Mayor

ATTEST:

Connie Brockway

City Clerk

APPROVED AS TO FORM:

David Hunter
City Attorney

DAH
6-7-96

(SPT)

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**Mobile Home Advisory Board
2004 Summary Report**

ATTACHMENT #2

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Mobile Home Advisory Board [MHAB] 2004 Summary Report



1. Number of Meetings – Eight meetings were held in 2004.

2. Board Member Attendance

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Barbara Boskovich	X	No Meeting	X	X	X	X		X	No Meeting	X	No Meeting	No Meeting
Steve Gullage	X		X	X		X	X	X		X		
Craig Houser	X		X	X	X	X	X	X				
Steve Kato	X		X	X	X	X	X	X		X		
Dan Kittredge			X	X	X	X	X	X		X		
Mark Porter	X		X	X	X	X	X	X		X		
Pauline Robison	X		X	X	X	X	X	X		X		
Tom Sobek	X		X	X	X	X	X	X		X		



In Attendance



Absent

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3. **Public Attendance**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Number of Attendees	17	No Meeting	12	6	7	24	9	7	No Meeting	7	No Meeting	No Meeting

4. **Public Comments** – The following topics were discussed during public comments:

- a. Huntington Beach Mobile Home Park Conversion Ordinance
- b. Problems with Management at Huntington Mobile Estates
- c. Maintenance Problems at Huntington Mobile Estates
- d. Rent Increases at Huntington by the Sea
- e. California Mobilehome Residency Law
- f. Affordable Housing
- g. Tree Removal

5. **Staff Report** – The following topics were discussed during staff report:

- a. Huntington Beach Code of Ethics
- b. MHAB Meeting Schedules
- c. Santa Ana Watershed Project Authority News Release
- d. California Mobilehome Residency Law

6. **Agendized Discussion Items** – The following topics were discussed during old business and/or new business:

- a. Mobile Home Park Conversion Ordinance
- b. Communications to Mobile Home Residents
- c. Huntington Mobile Estates Issues
- d. Board Membership and Attendance Issues

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Mobile Home Advisory Board [MHAB]

Meeting Notes

January 26, 2004



1. **Call to Order** Chair Barbara Boskovich called the meeting to order at 6:34 PM.

2. **Roll Call**

In Attendance:	Members Absent:	Council Liaisons:	City Staff:
Barbara Boskovich Steve Gullage Craig Houser Steve Kato Mark Porter (6:40) Pauline Robison Tom Sobek	Dan Kittredge		Steve Holtz

3. **Approval of the Meeting Notes for the Regular Meeting of September 22, 2003.**

Steve Kato motioned and Craig Houser seconded approval of the Meeting Notes for the Regular Meeting of October 27, 2003 with a correction to the spelling of Steve Kato's name on page 1. **The motion passed (6 ayes, 0 opposed, 2 not present).**

4. **Public Comments**

- One speaker asked about the City's tree removal program. Steve Holtz offered to call the speaker the next day with the name and phone number of the City staff person who could answer her questions.
- Seven speakers discussed problems at Huntington Mobile Estates. The problems mentioned include: getting a copy of a lease agreement, parking enforcement, a dispute regarding location of a storage shed, harassment of residents and friends by park management, and difficulty making repairs to a home with fire damage.

5. **Staff Report** – none

6. **Old Business**

- Update on Huntington Mobile Estates Issues** – Barbara Boskovich spoke with the park owner about concerns raised by park residents at recent meetings. Mr. Castleman stated that he is aware of the problems in his park and that he is trying to address those problems. Because many additional problems were raised during public comments, Ms. Boskovich will call Mr. Castleman again and attempt to set up a meeting between the park owner and residents.
- Mobilehome Park Conversion Ordinance Subcommittee** – Mark Porter stated that the subcommittee is making progress, looking at relocation distance and home valuation issues. The members are still trying to arrive at an equitable way to determine replacement value. Steve Kato and Steve Gullage affirmed that progress is being made.

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- c. Communications to the Residents – Steve Gullage indicated that MHAB meeting announcements can be placed in the HBMOA newsletter, which is distributed monthly.
- d. Park Owner Representation on the MHAB – Barbara Boskovich asked staff to mail an application to Huntington Mobile Estates owner Don Castleman. Ms. Boskovich said that Mr. Castleman had indicated to her that he is considering applying for the board.

7. New Business – none

8. Member Comments

- a. Steve Gullage said that the Conversion Ordinance Subcommittee is making good progress and that he expects the group to conclude its work soon.
- b. Tom Sobek expressed concern about Huntington Mobile Estates residents and their mistreatment by park management.
- c. Pauline Robison responded that many problems between park managers and residents can result from poor communication and that sometimes problems can be avoided or resolved if people approach issues with better attitudes.
- d. Mark Porter asked Steve Gullage about the distribution of the HBMOA newsletter (Steve Gullage answered that the newsletters are distributed by hand by volunteers).
- e. Barbara Boskovich reiterated that she will contact Huntington Mobile Estates owner Don Castleman.
- f. Steve Kato indicated that there needs to be equal representation on the MHAB and that if Don Castleman is not interested in joining the board, the current park owner vacancy situation must be addressed.

9. Next Agenda

- a. Update on Huntington Mobile Estates Issues
- b. Mobilehome Park Conversion Ordinance Subcommittee Update
- c. Communications to the Residents – discussion of ways to disseminate information about the MHAB to mobile home park residents
- d. Park Owner Representation on the MHAB

10. Adjournment

Craig Houser motioned and Steve Kato seconded adjournment of the meeting to the February 23, 2004 meeting date. **The motion passed (7 ayes, 0 opposed, 1 absent). The meeting was adjourned at 7:35 PM.**

Note: the February MHAB meeting was cancelled; the next MHAB meeting will be held on Monday, March 22, 2004, at 6:30 PM at the Huntington Beach Civic Center, Meeting Room B7.

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Mobile Home Advisory Board [MHAB]

Meeting Notes

March 22, 2004



1. **Call to Order** Chair Barbara Boskovich called the meeting to order at 6:30 PM.

2. **Roll Call**

In Attendance:	Members Absent:	Council Liaisons:	City Staff:
Barbara Boskovich Steve Gullage Craig Houser Steve Kato Dan Kittredge Mark Porter (6:42) Pauline Robison	Tom Sobek	Connie Boardman	Steve Holtz

3. **Approval of the Meeting Notes for the Regular Meeting of January 26, 2003.**

Pauline Robison motioned and Craig Houser seconded approval of the Meeting Notes for the Regular Meeting of January 26, 2003. **The motion passed (6 ayes, 0 opposed, 2 not present).**

4. **Public Comments**

- One speaker empathized with recent speakers regarding problems at Huntington Mobile Estates and asked what the MHAB is doing to address the problems.
- Two speakers discussed problems at Huntington Mobile Estates. The problems mentioned include: getting a copy of a lease agreement, utility bills including sewer fees, and park management. The speakers asked if any progress had been made in communications with the park owner.
- One speaker suggested that the State's mobilehome residency law should be provided to potential mobile home buyers before their purchase (instead of after a purchase) so that they know their rights and responsibilities.

5. **Staff Report**

- Code of Ethics Acknowledgement** – Steve Holtz asked each MHAB member to sign an acknowledgement form for receipt of the City's Code of Ethics as required annually by the City Council. Craig Houser expressed concern about the Code of Ethics, which were responded to by Council Liaison Connie Boardman.
- Distribution of Santa Ana Watershed Project Authority News Release** – Steve Holtz Distributed copies of a flyer for a March 31, 2004 community meeting that was requested to be given to board members by the City Council.
- Distribution of 2004 California Mobilehome Residency Law** – Steve Holtz distributed copies of the updated State Mobilehome Residency Law.

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6. Old Business

- a. Mobilehome Park Conversion Ordinance Subcommittee Update – Mark Porter noted that replacement value and relocation radius are the remaining important issues that the subcommittee felt should be debated by the full board. Barbara Boskovich walked the board through the subcommittee meeting notes, noting the issues of that were discussed. Steve Gullage said that the last remaining area of disagreement is replacement value and that park residents want in-place value. Steve Kato agreed that value is the major remaining issue, but indicated that in-place value is not acceptable to park owners. Steve Kato noted that there had been a potential compromise that he agreed to, which provided park residents with the cost of a new replacement home and relocation within a 100-mile radius.

Connie Boardman suggested that if the two sides cannot come to an agreeable compromise, that the board should forward two separate ordinances (representing each position) to the City Council.

Each member of the subcommittee agreed that at the next subcommittee meeting, they would come up with a list of their proposed modifications to the City's ordinance. That list (or separate lists) would then be brought to the next full MHAB meeting to be voted on and forwarded to the City Attorney's Office to prepare a draft ordinance. Council Liaison Boardman indicated that the vote of the MHAB should be provided along with the proposed ordinance when it is forwarded to the City Council.

Barbara suggested that the subcommittee include language that rewards long term residents for longevity.

- b. Update on Huntington Mobile Estates Issues – Barbara Boskovich indicated that she has talked several times with park owner Don Castleman about concerns raised at recent meetings. Barbara is trying to convince Mr. Castleman to meet to discuss these concerns.
- c. Communications to the Residents – Steve Gullage said that the HBMOA has a flyer that they will use to announce MHAB meeting dates.
- d. Park Owner Representation on the MHAB – Barbara Boskovich said that Huntington Mobile Estates owner Don Castleman continues to indicate that he is considering applying for the board.

7. New Business – none

8. Member Comments

Mark Porter pointed out that the California Mobilehome Residency Law gives mobile home residents the right to meet with management (Section 798.53), requires park management to give the name, address, and phone number of the park owner (Section 798.28), and gives the City Attorney the right to prosecute park owners for violations of the State law (Section 798.87).

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9. Next Agenda

- a. Update on Huntington Mobile Estates Issues
- b. Mobilehome Park Conversion Ordinance
- c. Communications to the Residents – discussion of ways to disseminate information about the MHAB to mobile home park residents
- d. Park Owner Representation on the MHAB

10. Adjournment

Steve Kato motioned and Craig Houser seconded adjournment of the meeting to the April 26, 2004 meeting date. **The motion passed (7 ayes, 0 opposed, 1 absent). The meeting was adjourned at 8:05 PM.**

Note: the next MHAB meeting will be held on Monday, May 24, 2004, at 6:30 PM at the Huntington Beach Civic Center, Meeting Room B7.

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Mobile Home Advisory Board [MHAB]

Meeting Notes

April 26, 2004



1. **Call to Order** Chair Barbara Boskovich called the meeting to order at 6:33 PM.

2. **Roll Call**

In Attendance:	Members Absent:	Council Liaisons:	City Staff:
Barbara Boskovich Steve Gullage Craig Houser Steve Kato Mark Porter Pauline Robison Tom Sobek	Dan Kittredge	Connie Boardman	Steve Holtz

3. **Approval of the Meeting Notes for the Regular Meeting of March 22, 2004.**

Pauline Robison motioned and Steve Gullage seconded approval of the Meeting Notes for the Regular Meeting of March 22, 2004. **The motion passed (5 ayes, 0 opposed, 2 abstentions, 1 not present).**

4. **Public Comments**

One speaker suggested that the City's Mobilehome Park Conversion Ordinance incorporate the Cal Trans Right of Way Manual method for valuing mobile homes.

5. **Staff Report** – none

6. **Old Business**

- a. **Mobilehome Park Conversion Ordinance Subcommittee Update** – Steve Kato informed the board that park owners have decided not to support changing the City's ordinance. Mr. Kato indicated that because the ordinance meets the State's minimum park conversion requirements, the changes discussed by the subcommittee are unnecessary. Steve Gullage distributed a summary of the park residents' proposed changes to the City's ordinance, which discussed in place valuation and relocation radius. Mr. Gullage also distributed a rewritten ordinance for the board's consideration.

Board members discussed both the park owners' and park residents' positions on the conversion ordinance. City Council Liaison Connie Boardman reminded the board that if the members were unable at this meeting to make a recommendation to the Council on the conversion ordinance, as she had requested, that she would forward the matter to directly the Council. The Council would be informed that the MHAB was unable to make a recommendation and the Council members would be asked to consider the alternatives.

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Pauline Robison motioned and Tom Sobek seconded the motion for the board to support the park residents' suggested rewritten ordinance. **The motion failed (3 ayes, 3 opposed, 1 abstention, 1 not present).**

Mark Porter discussed issues relating to relocation radius, compensation, and housing differential. Barbara Boskovich expressed disappointment that the subcommittee now appears to have not made progress towards developing a compromise for the ordinance.

- b. Update on Huntington Mobile Estates Issues – Connie Boardman indicated that she requested a meeting with Don Castleman, the owner of Huntington Mobile Estates, and Barbara Boskovich, the MHAB Chair. Barbara will call Don Castleman to see if she can coordinate this meeting.

Tom Sobek expressed concern about people having problems selling their homes in the park because of interference from management.

- c. Communications to the Residents – Tom Sobek told the board that he investigated the possibility of having the board's meeting notices displayed on the cable television scroll.
- d. Park Owner Representation on the MHAB – Steve Holtz informed the board that he spoke with Don Castleman regarding his interest in applying for the board. An application was mailed to Mr. Castleman, but he has not yet applied. Barbara said that when she calls Mr. Castleman's about scheduling a meeting, she will ask about his plans regarding applying for the board.

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7. New Business

Approval of MHAB 2003 Annual Summary Report to the City Council. Steve Kato motioned and Mark Porter seconded approval of the MHAB 2003 Annual Summary Report to the City Council. **The motion passed (7 ayes, 0 opposed, 1 not present).**

8. Member Comments

Mark Porter discussed the California Mobilehome Residency Law and concerns about Huntington Mobile Estates discussed at the prior board meeting. At that meeting, Mr. Porter talked about sections of the law that address specific complaints raised by residents. Mr. Porter indicated that he was curious whether this information was useful to those residents.

9. Next Agenda

- a. Update on Huntington Mobile Estates Issues
- b. Park Owner Representation on the MHAB

10. Adjournment

Mark Porter motioned and Steve Gullage seconded adjournment of the meeting to the May 24, 2004 meeting date. **The motion passed (7 ayes, 0 opposed, 1 absent). The meeting was adjourned at 7:37 PM.**

The next MHAB meeting will be held on Monday, May 24, 2004, at 6:30 PM at the Huntington Beach Civic Center, Meeting Room B7.

Mobile Home Advisory Board [MHAB]

Meeting Notes

May 24, 2004



1. **Call to Order** Chair Barbara Boskovich called the meeting to order at 6:36 PM.

2. **Roll Call**

In Attendance:	Members Absent:	Council Liaisons:	City Staff:
Barbara Boskovich Craig Houser Steve Kato Pauline Robison Tom Sobek	Dan Kittredge Steve Gullage Mark Porter		Carol Runzel

3. **Approval of the Meeting Notes:**

Craig Houser motioned and Tom Sobek seconded to approve the Meeting Notes of April 26, 2004. **Motion Passed (5 ayes, 0 opposed, 3 absent).**

4. **Public Comments:** None.

5. **Staff Report:** None.

6. **Old Business:**

a. **Update on Huntington Mobile Estates Issues:**

Barbara Boskovich announced that Connie Boardman has scheduled a meeting for June 8th with Mr. Don Castleman, owner of Huntington Mobile Estates at Garfield/Delaware, to discuss various issues.

b. **Park Owner Representation on the MHAB:**

Barbara Boskovich reported that Mr. Castleman has submitted his application to serve on the board, and he is in the process for consideration for appointment to the MHAB.

7. **New Business:** None.

8. **Member Comments**

Tom Sobek reported that he does have a copy of the Mobile Home Conversion Ordinance.

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9. Next Agenda

- a. Update on Huntington Mobile Estates Issues
- b. Park Owner Representation on the MHAB

10. Adjournment

Craig Houser moved and Pauline Robinson seconded to adjourn the meeting.
Motion Passed (5 ayes, 0 opposed, 3 absent).

The meeting was adjourned at 6:53 PM.

Next MHAB meeting:

Monday, June 28, 2004, at 6:30 PM

Huntington Beach Civic Center, Meeting Room B7.

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Mobile Home Advisory Board [MHAB]

Meeting Notes

June 28, 2004



1. **Call to Order** Chair Barbara Boskovich called the meeting to order at 6:35 PM.

2. **Roll Call**

In Attendance:	Members Absent:	Council Liaisons:	City Staff:
Barbara Boskovich Steve Gullage Steve Kato Pauline Robison Tom Sobek	Dan Kittredge Craig Houser Mark Porter	Connie Boardman	Steve Holtz

3. **Approval of the Meeting Notes for the Regular Meeting of May 24, 2004.**

Steve Kato motioned and Pauline Robison seconded approval of the Meeting Notes for the Regular Meeting of May 24, 2004. **The motion passed (4 ayes, 0 opposed, 1 abstentions, 3 not present).**

4. **Public Comments**

- Speaker discussed problems selling his home at Huntington Mobile Estates due to the park manager moving the lot line and requiring the use of a certain construction company for upgrades. Speaker has filed a small claims suit for lost rent against the park owner.
- Speaker discussed a problem with graffiti on the exterior walls of Huntington Mobile Estates and distributed pictures showing the vandalism. Council liaison Connie Boardman indicated that she would call Code Enforcement about the problem.
- Speaker, who is a resident of Huntington Mobile Estates, told the board that she has been unable to get a copy of her lease from the manager or owner despite numerous requests. Speaker also raised safety concerns about fire damaged electrical equipment in the park.
- Speaker asked about a HUD loan used by the City for the Hyatt development instead of for affordable housing.
- Speaker asked how a mobile home park could become part of the City's affordable housing program and discussed an opportunity for residents to purchase Cabrillo Mobile Home Park from the State.
- Speaker discussed lease term changes (5-year leases are being converted to 1-year leases) and rent increases (approximately 10%) at Huntington by the Sea. Speaker indicated that many homeowners are having trouble selling their properties and buyers are having trouble obtaining mortgages because of a provision in the lease that discusses the possible future closure of the park. Residents will attempt to negotiate with the owner regarding these issues.

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Mobile Home Advisory Board
Meeting Notes
June 28, 2004
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- g. Speaker informed the board that residents at Huntington Mobile Estates have brought a class action lawsuit against the park owner and manager.

5. Staff Report – none

6. Old Business

- a. Update on Huntington Mobile Estates Issues – Barbara Boskovich and Connie Boardman described a meeting they, along with Steve Holtz and Police Chief Ken Small, held with park owner Don Castleman and manager Jack Schlinsog where all of the issues raised at recent MHAB meetings concerning the mobile home park were discussed. Mr. Castleman agreed to participate in a community meeting at the park in early August to address the residents' concerns. The date of this meeting will be provided at the July MHAB meeting.
- b. Park Owner Representation on the MHAB – Connie Boardman told the board that Huntington Mobile Estates owner Don Castleman submitted an application; however, she asked him to wait until the issues concerning his park are resolved before moving forward with his application.

7. New Business – none

8. Member Comments

Steve Kato responded to comments raised by an earlier speaker regarding graffiti, indicating that the City of Los Angeles requires his property to remove graffiti within 24 hours. Responding to another speaker, Mr. Kato said that most of the construction work in his park is done by the same company that is required by Huntington Mobile Estates, although he does not require that any particular company be used.

9. Next Agenda

- a. Update on July 19 City Council Study Session
- b. Update on Huntington Mobile Estates Community Meeting

10. Adjournment

Steve Kato motioned and Pauline Robison seconded adjournment of the meeting to the August 23, 2004 meeting date. **The motion passed (5 ayes, 0 opposed, 3 absent). The meeting was adjourned at 7:50 PM.**

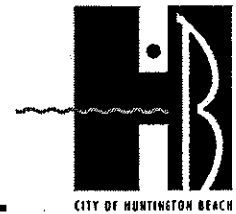
The next MHAB meeting will be held on Monday, July 26, 2004, at 6:30 PM at the Huntington Beach Civic Center, Meeting Room B7.

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Mobile Home Advisory Board [MHAB]

Meeting Notes

July 26, 2004



1. **Call to Order** Acting Chair Dan Kittredge called the meeting to order at 6:34 PM.

2. **Roll Call**

In Attendance:	Members Absent:	Council Liaisons:	City Staff:
Steve Gullage Craig Houser Steve Kato Dan Kittredge Pauline Robison Tom Sobek	Barbara Boskovich Mark Porter		Steve Holtz

3. **Approval of the Meeting Notes for the Regular Meeting of June 26, 2004.**

Pauline Robison motioned and Steve Kato seconded approval of the Meeting Notes for the Regular Meeting of June 26, 2004 with corrections. The first sentence under Member Comments should read as follows: Steve Kato responded to comments raised by an earlier speaker regarding graffiti, indicating that the City of Los Angeles requires his property to remove graffiti within 24 hours. **The motion passed (4 ayes, 0 opposed, 2 abstentions, 2 not present).**

4. **Public Comments**

- Speaker, a resident of Huntington Mobile Estates, discussed a letter she received from the City regarding problems in the park. Speaker thinks that the majority of people in the park are happy.
- Speaker, a resident of Huntington Mobile Estates who previously described problems obtaining a copy of her lease, informed the board that she did get a copy of the document. Speaker also described recent incidents of car vandalism in the community.
- Speaker, a resident of Huntington Mobile Estates who previously described problems with park management, informed the board that City and State inspectors visited the park earlier in the day. Speaker also described how the park manager video taped her brother outside of the park.
- Speaker, a resident of Huntington Mobile Estates who previously described vandalism on the exterior block wall, expressed thanks to Council Liaison Connie Boardman for helping to get the vandalism to be painted over. Speaker showed pictures, however, showing that the paint covering the vandalism does not closely match the color of the wall.
- Speaker announced his candidacy for City Council and indicated that he would like the City to recognize mobile home parks as low income housing. Speaker said that mobile home issues will be a priority for his candidacy.

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Mobile Home Advisory Board
Meeting Notes
July 26, 2004
Page 2

5. **Staff Report** – none

6. **Old Business**

- a. **Mobile Home Park Conversion Ordinance – City Council Study Session** – Steve Holtz described the City Council Study Session on July 19, 2004, which covered the Mobile Home Park Conversion Ordinance. Copies of the Study Session Memo from Council Liaison Connie Boardman were distributed to the board. The City Council heard public comments at the beginning of the meeting and an analysis of the ordinance from staff, with a comparison of ordinances from seven other California cities. Council Liaison Boardman's request to modify the City's ordinance will be resubmitted for consideration at a future regular City Council meeting.
- b. **Update on Huntington Mobile Estates Community Meeting** – Steve Holtz told the board that the proposed community meeting will not take place due to pending legal action between park residents and the owner. Tom Sobek spoke about several outstanding problems in the park, including some that were raised during public comments. These include repairs around the pool, management creating a list of residents who support management, a recent water leak that caused flooding, electric system problems, an open sewer line in the park, and graffiti removal.

7. **New Business** – none

8. **Member Comments** – none

9. **Next Agenda**

- a. Discussion of Board Membership and Attendance Issues
- b. Update on Conversion Ordinance – City Council Study Session
- c. Update on Huntington Mobile Estates

10. **Adjournment**

Steve Kato motioned and Craig Houser seconded adjournment of the meeting to the August 23, 2004 meeting date. **The motion passed (6 ayes, 0 opposed, 2 absent). The meeting was adjourned at 7:20 PM.**

The next MHAB meeting will be held on Monday, August 23, 2004, at 6:30 PM at the Huntington Beach Civic Center, Meeting Room B7.

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Mobile Home Advisory Board [MHAB]

Meeting Notes

August 23, 2004



1. **Call to Order** Chair Barbara Boskovich called the meeting to order at 6:37 PM.

2. **Roll Call**

In Attendance:	Members Absent:	Council Liaisons:	City Staff:
Barbara Boskovich Steve Gullage Craig Houser Steve Kato Dan Kittredge Mark Porter Tom Sobek	Pauline Robison		Steve Holtz

3. **Approval of the Meeting Notes for the Regular Meeting of July 26, 2004.**

Dan Kittredge motioned and Craig Houser seconded approval of the Meeting Notes for the Regular Meeting of July 26, 2004. The motion passed (5 ayes, 0 opposed, 2 abstentions, 1 not present).

4. **Public Comments**

- a. Speaker, a resident of Huntington Mobile Estates, indicated that her electricity would be shut down for 3 days so repairs can be made. In addition, parking will be temporarily disrupted for resurfacing work. So far, no alternative parking has been identified for the residents.

5. **Staff Report** – none

6. **Old Business**

- a. **Mobile Home Park Conversion Ordinance – August 16 City Council Meeting** – Steve Holtz informed the board that Council Liaison Connie Boardman submitted a proposal for the August 16 City Council meeting modifying the Mobile Home Park Conversion Ordinance. At this meeting, a number of people spoke during public comments regarding the recommendation. Because not all City Council members were present at the meeting, however, Council Member Boardman requested that the matter be postponed until the next Council meeting, which will take place on September 7.
- b. **Update on Huntington Mobile Estates Community Meeting** – Steve Holtz informed the board that Council Liaison Connie Boardman received a letter from the Riverside HCD Office regarding Huntington Mobile Estates. This letter indicated that HCD would look into complaints about the park. Additionally, Council Liaison Boardman wanted the board to know that she intends to send a letter to residents indicating that the proposed community meeting with park residents and the park owner will be postponed until current legal action by some park residents against the owner is

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concluded. Tom Sobek said that HCD inspector Danny Wade appears to have a relationship with park management and is biased toward management. Mr. Sobek indicated that if Council Liaison Boardman meets with HCD, that she meet with Danny Wade's supervisor, Adrian Perez.

7. New Business

- a. Discussion of Board Membership and Attendance Issues – Steve Holtz informed the board that the two City Council liaisons to the MHAB recently discussed the board's composition and member attendance issues. The Council liaison indicated that they do not currently support modifying the structure of the board and that the ongoing recruitment to fill the vacant park owner seat on the board should proceed. After a brief discussion about the current park owner representative vacancy, staff offered to mail a new letter inviting park owners to join the board.

8. Member Comments

- a. Steve Kato said that Huntington Mobile Estates finally appears to be addressing maintenance work that needs to be done in the park.
- b. Mark Porter asked Tom Sobek several questions about pending litigation by Huntington Mobile Estates residents against the park owner.
- c. Dan Kittredge said that he has heard complaints that some mobile home owners are having difficulty selling their homes. Board members briefly discussed this issue.

9. Next Agenda

- a. Update on Mobile Home Park Conversion Ordinance
- b. Update on Huntington Mobile Estates

10. Adjournment

Dan Kittredge motioned and Craig Houser seconded adjournment of the meeting to the September 27, 2004 meeting date. **The motion passed (7 ayes, 0 opposed, 1 absent).**
The meeting was adjourned at 7:18 PM.

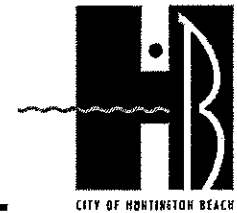
The next MHAB meeting will be held on Monday, September 27, 2004, at 6:30 PM at the Huntington Beach Civic Center, Meeting Room B7.

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Mobile Home Advisory Board [MHAB]

Meeting Notes

October 25, 2004



1. **Call to Order** Chair Barbara Boskovich called the meeting to order at 6:32 PM.

2. **Roll Call**

In Attendance:	Members Absent:	Council Liaisons:	City Staff:
Barbara Boskovich Steve Gullage Steve Kato Dan Kittredge Mark Porter Pauline Robison	Craig Houser Tom Sobek		Steve Holtz

3. **Approval of the Meeting Notes for the Regular Meeting of August 23, 2004**

Dan Kittredge motioned and Mark Porter seconded approval of the Meeting Notes for the Regular Meeting of August 23, 2004. **The motion passed (5 ayes, 0 opposed, 1 abstention, 2 not present).**

4. **Public Comments**

- Speaker, a resident of Huntington by the Sea, distributed copies of a lease addendum residents are being asked to sign that calls for 10% annual rent increases as well as 25% rent increases upon sale. Barbara Boskovich indicated that she would forward a copy of the lease addendum to Council Liaison Connie Boardman for her information. Speaker also asked if the City's Mobile Home Park Conversion Ordinance would require the park owner to compensate residents if the park were closed.
- Speaker addressed comments made by the prior speaker regarding the Mobile Home Park Conversion Ordinance currently being considered by the City Council. Speaker indicated that the proposed ordinance is unconstitutional and might not be upheld in litigation.

5. **Staff Report** – none

6. **Old Business**

- Mobile Home Park Conversion Ordinance** – Steve Holtz informed the board that the City Council is currently considering an update to the Conversion Ordinance. Copies of the proposed new ordinance and staff report were distributed. The second reading of the proposed ordinance is scheduled for Monday, November 1, 2004. If passed, the ordinance will take effect on December 1, 2004.

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- b. Update on Huntington Mobile Estates Community Meeting – Barbara Boskovich indicated that there are lawsuits pending between park residents and the owner. Steve Holtz informed the board that Danny Wade and Adrian Perez of the California Department of Housing and Community Development inspected the park on September 3 along with Steve Holtz and Council Liaison Connie Boardman. The inspectors found several areas of concern that they addressed directly with park management.

7. New Business – none

8. Member Comments

- a. Steve Gullage described a new complaint form adopted by Senator Dunn's mobile home task force that is proposed as a statewide standard. Mr. Gullage will provide a copy of the form for the board to review and discuss at the next meeting.

9. Next Agenda

- a. Review State Committee Complaint Form
- b. Distribute Final Mobile Home Park Conversion Ordinance
- c. Update on Huntington Mobile Estates

10. Adjournment

Steve Gullage motioned and Mark Porter seconded adjournment of the meeting to the November 29, 2004 meeting date. **The motion passed (6 ayes, 0 opposed, 2 absent). The meeting was adjourned at 7:16 PM.**

The next MHAB meeting will be held on Monday, November 29, 2004, at 6:30 PM at the Huntington Beach Civic Center, Meeting Room B7. If this meeting cannot be held due to lack of quorum, then the next meeting date will be Monday, December 13, 2004.

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